

**LOUDOUN COUNTY OFFICE OF THE COMMISSIONER OF THE REVENUE**

**2021 Calendar Year and 2022 Tax Year Commercial Assessment Data for the Loudoun Gateway Station and Ashburn Station Tax Districts (excludes tax exempt)**

<b>Ashburn Station Tax District</b>				
	<b>2021</b>		<b>2022</b>	
<b>Property Class</b>	<b>Parcels</b>	<b>Taxable Total Value</b>	<b>Parcels</b>	<b>Taxable Total Value</b>
1-Single Family Residential Urban	1,463	845,347,580	1,605	1,014,967,270
2-Single Family Residential Suburban	0	0	0	0
3-Multi-family Residential Apartments	18	245,754,390	18	259,419,460
4-Commercial and Industrial	54	854,340,760	53	819,926,760
5-Acreage 20-99	0	0	0	0
6-Acreage 99 or above	0	0	0	0
Greenway Portion	1	29,601,400	1	29,601,400
<b>Total Taxable County Valuation</b>	<b>1,536</b>	<b>1,975,044,130</b>	<b>1,677</b>	<b>2,123,914,890</b>
<b>Other Notes</b>				
Growth - New Lots	66	72,612,800	234	109,280,440
Construction - New Structures	58	27,322,230	157	66,934,809
<b>Loudoun Gateway Station Tax District</b>				
	<b>2021</b>		<b>2022</b>	
<b>Property Class</b>	<b>Parcels</b>	<b>Taxable Total Value</b>	<b>Parcels</b>	<b>Taxable Total Value</b>
4-Commercial and Industrial	159	464,436,290	154	432,060,470
<b>Total Taxable County Valuation</b>	<b>159</b>	<b>464,436,290</b>	<b>154</b>	<b>432,060,470</b>
<b>Other Notes</b>				
Land Use Deferrals (class 4)	0	0	0	0

2021 values reflect any adjustment made through December 31, 2021. This includes assessment appeals, subdivisions, valuation of the Dulles Airport Leaseholds, construction starts, or revisions to construction percent complete.

Construction - New Structures                      2022 New Construction = Year Built 2021.

Growth - New Lots                                      Value of newly created parcels. New parcels are created when a landowner divides one large parcel into smaller parcels. An example of this would be a new subdivision (no value in prior year).

2022 Class 4 values include the 2021 carryover values for the Dulles Airport Leaseholds which are not valued until March of the current calendar year.

Report Date: January 26, 2022